BLACK ANGUS MINE
SPECIFIC PLAN

(CASE #P24SP00003)

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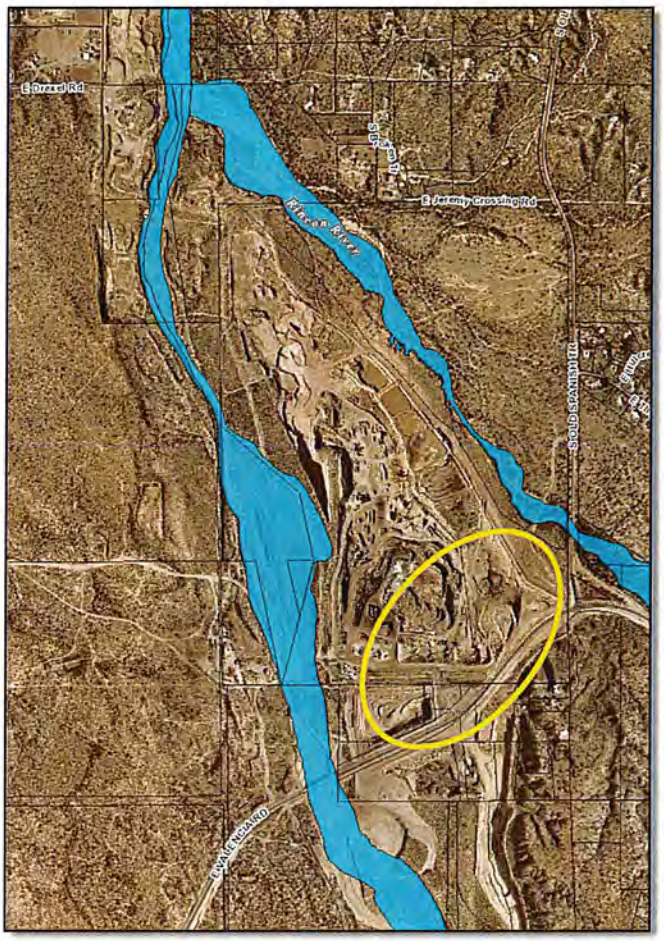
INTRODUCTION

A. PROJECT OVERVIEW

The property owners, Black Angus Mine LLC and Rocking K Development Co. LLC, propose development of approximately 62 acres (the "Property") west of the intersection of Valencia Road and Old Spanish Trail in the general area circled in yellow on the map to the right. The Property has been mined for many years and is now ready for repurposing to a mix of commercial and residential uses (the "Project"). We propose to amend the current Pima Prospers land use designation from Low-Intensity Urban 0.5 (LIU-0.5) to Planned Development Community (PDC) and rezone the property from Suburban Homestead (SH) to Specific Plan. Being completely bounded by Valencia Road, Rincon Creek, and the Pantano Wash, the Black Angus property is naturally buffered from any nearby homes, the closest of which are hundreds of feet from this proposed amendment area.



The Pima County Tax Assessor designates the subject property as parcel numbers 205-71–002G, 205-71-002H, 205-71-002J, 205-81-007P, 205-81-007Q, and a portion of 205-67-006C. See Exhibit I-A-1: Site Location Map.

B. PRIMARY OBJECTIVES

This Project will provide a much needed high-quality, pedestrian friendly commercial center for new and existing residents living on the southeast side of Tucson. Strong demand for new commercial opportunities continues to exist in this southeastern part of the greater Tucson metropolitan area. Additionally, this Project may help meet the regional shortage of housing options. This Project will have minimal impact on nearby landowners, as the closest single-family residential homes are over 600' to the southeast of the Property. A neighborhood scale commercial center will also significantly reduce noise pollution compared to the current open pit mining operation. Primary objectives of this Project include:

- Support economic growth by providing a prime location at the intersection of two major thoroughfares for new and existing businesses to expand their market and create employment opportunities.
- Provide additional customers for local businesses, which also bolsters Pima County's tax base.
- Construct a commercial development that is pedestrian friendly and compatible with both existing and future surrounding land uses.
- Provide a location for quality residential development on a portion of this highly buffered property, in accordance with the Pima Prospers Planned Development Community land use designation.
- Provide a safe, clean, and attractive environment for business owners, employees, and future patrons.

C. ARIZONA GROWING SMARTER / PLUS

The Smart Growth Network along with the American Planning Association, Urban Land Institute, and many other planning organizations, generally agree on ten core smart growth principles. Principles applicable to this project are listed below, along with explanations as to how this project supports them.

- Mix land uses.
  - ✓ This Project will include a mix of commercial uses such as retail sales, personal services, automotive services and fueling, self-storage, and hopefully a grocery store, most of which are currently unavailable in convenient proximity to thousands of homes in the area. Additionally, this Project may include a residential element along with the commercial uses, expanding the spectrum of housing options available in the vicinity.
- Take advantage of compact building design. Strengthen and direct development towards existing communities.
  - ✓ The overall Black Angus Mine property is approximately 251 acres and is 95% graded. This Property represents approximately 25% of the Mine property and will achieve CLS compliance on its own.
  - ✓ In a broader sense, this Property is centrally located within a couple miles of several master planned communities: Civano / Mesquite Ranch to the northwest, Rita Ranch to the southwest, and Rocking K Ranch to the east.
  - ✓ Significant funds were recently spent widening and realigning Valencia Road, which provides strong and direct access to the Property. Efficient and responsible use of that expenditure necessitates appropriate development of this Property.
- Foster distinctive, attractive communities with a strong sense of place. Preserve open space, farmland, natural beauty, and critical environmental areas.
  - ✓ One of the defining characteristics of the Tucson metropolitan area is the priority placed on open space preservation, especially along the major wash corridors. This Property is flanked by the Rincon Creek and Pantano Wash and will provide restored open space buffers along both floodways.

- Create walkable neighborhoods.
  - ✓ If the housing market utilizes this Project's residential element those future residents will have direct and convenient non-vehicular access to the goods and services that will be offered within the commercial portion of the Project.
- Provide a variety of transportation choices.
  - ✓ Currently the nearest Sun Tran route is along Houghton Road roughly two miles west of the subject property. The recent widening of Valencia Road included multi-use lanes for bicycles, and as the area continues to develop it is expected that Sun Tran will expand its service area to include Rocking K Ranch, this Property, and other developments in the Old Spanish Trail corridor.

- Create a range of housing opportunities and choices.

  ✓ As mentioned above, a portion of this amendment area is envisioned to possibly include residential housing. Being flanked by the Rincon Creek, Pantano Wash, and hundreds of acres of County-owned and State-owned land, this highly buffered Property presents a unique opportunity to bolster the housing stock and broaden the spectrum of housing options in the area without locating higher density development anywhere near existing homes.

D. IMPLEMENTATION OF ADOPTED PLAN POLICIES

- Chapter 3.1 Goal 1 Policies 2 & 5: (Regarding an appropriate mix of land uses and) Include regulatory floodplains and regulated riparian habitat areas as open space priorities to maintain hydrologic integrity, wildlife corridor connectivity and contiguous open space corridors.

  ✓ This Project will expand the available mix of land uses to support a balance of housing and shopping in the vicinity. It also promotes the efficient use of nearby infrastructure such as the newly widened Valencia Road. In addition, this Project will comply with the Conservation Lands System by restoring fifty-foot-wide open space buffers along the Rincon Creek and Pantano Wash, which flank the Property.

- Chapter 3.1 Goal 1 Policy 9: Consider in all land use decisions access to work, school, services, infrastructure, and healthy foods to create healthy communities, including pedestrian and bicycle infrastructure and amenities.

  ✓ This Project consisting of neighborhood commercial uses and potentially homes will be extremely accessible and convenient to existing and future residents in the vicinity who currently must travel further to access the sorts of goods and services that are expected to be offered at this location. It is expected that bicycle infrastructure will continue to expand as the area continues to develop, increasing non-vehicular access to this Property along Valencia Road.

- Chapter 3.1 Goal 2 Policy 3: Evaluate current and future aggregate mining areas to identify locations that can be repurposed for other uses upon closure.

  ✓ This Project will repurpose roughly one-quarter of the Black Angus Mine property for locationally appropriate commercial and residential land uses.

- Chapter 3.2 Goal 1 Policy 1: Promote efficient growth in urban, suburban, and rural areas compatible with each area's specific scale, character, and identity in areas where infrastructure is planned or in place.

  ✓ A neighborhood-scale commercial development and possibly an appropriately scaled residential development at this location will make efficient use of the developer's significant adjacent infrastructure investment in Valencia Road. Both land uses are compatible with surrounding areas, most of which are owned by the County or State, with the nearest residential neighbor being hundreds of feet from this amendment area.

- Chapter 3.2 Goal 3 Policy 3: Remediate deteriorated and blighted conditions.

  ✓ The existing Black Angus Mine could be considered a "blighted condition". By reclaiming and repurposing approximately one-quarter of the Mine this Project will certainly fulfill this Policy.

- Chapter 3.4 Goal 1 Policies 1-3 & 6: (Regarding applicability of CLS Conservation Guidelines)

  ✓ This Project will meet the applicable CLS conservation guidelines.

- Chapter 3.4 Goal 2 Policy 4: Ensure the viability of the natural environment in context of climate change by: a) Preserving watershed and ecological function, connectivity, and resiliency; b) Identifying and protecting areas that have served as ecological refugia for species during time of past climatic variability (e.g., riparian areas, talus, limestone); c) Ensuring the availability of an adequate water supply for the natural environment in the context of climate change including using best management practices to establish and maintain water for wildlife and their habitats; d) Protecting the carbon dioxide (CO_2) sequestration functions of the natural environment including maintaining a balance between preserving natural, grassland and riparian areas that can absorb excess carbon from the atmosphere and developed areas by implementing the CLS; and e) Creating consistency in regulatory requirements, policies, and practices for the restoration and re-vegetation of construction activities impacting undisturbed desert areas.

  ✓ By repurposing a portion of the Black Angus Mine and restoring fifty-foot-wide open space buffers along the Rincon Creek and Pantano Wash floodways, this Project will comply with CLS goals and buffer those regional wildlife corridors from development.

- Chapter 3.5 Goal 1 Policy 1: Ensure a safe, diverse, and quality housing supply for all income ranges for existing and future populations.

  ✓ If developed partially as homes this project will add to the supply of quality housing options for existing and future residents.

- Chapter 4.4 Goal 1 Policy 3: Encourage growth in areas with or in close proximity to existing infrastructure.

  ✓ Development within this property will be served by the existing 18" sewer main that already runs through the site.

- Chapter 4.8 Goal 1 Policy 4: Continue to require dedication of trails identified in the Pima Regional Trail System Master Plan as a condition for rezoning approval.

  ✓ The overall Black Angus Mine property is triangular and is bounded on all sides by trail alignments listed in the Pima County Trails Master Plan. The map to the right indicates the property with a star (★) and shows the Rincon Creek Greenway (G036) along the eastern edge, the Valencia Greenway (G052) along the southern edge, and the Pantano Wash Trail (T022, mislabeled as T023) along the western edge. Trail easements will be granted during the rezoning processes as required.

- Chapter 4.9 Goal 1 Policy 5 and Goal 2 Policies 1 & 2: Require that drainage improvements are consistent with the overall character of the area and do not create nor worsen existing drainage problems. Continue to require new development to comply with all applicable requirements of the Floodplain Management Ordinance addressing the impact of development on flooding, erosion, and riparian habitat. Continue to require all new developments to comply with all applicable provisions establishing minimum standards for site grading, site drainage and design included in the Pima County Building and Zoning codes.

  ✓ The existing flood control structure along the east side of the property will be extended and/or improved as necessary for this development to the satisfaction of the Pima County Regional Flood Control District.

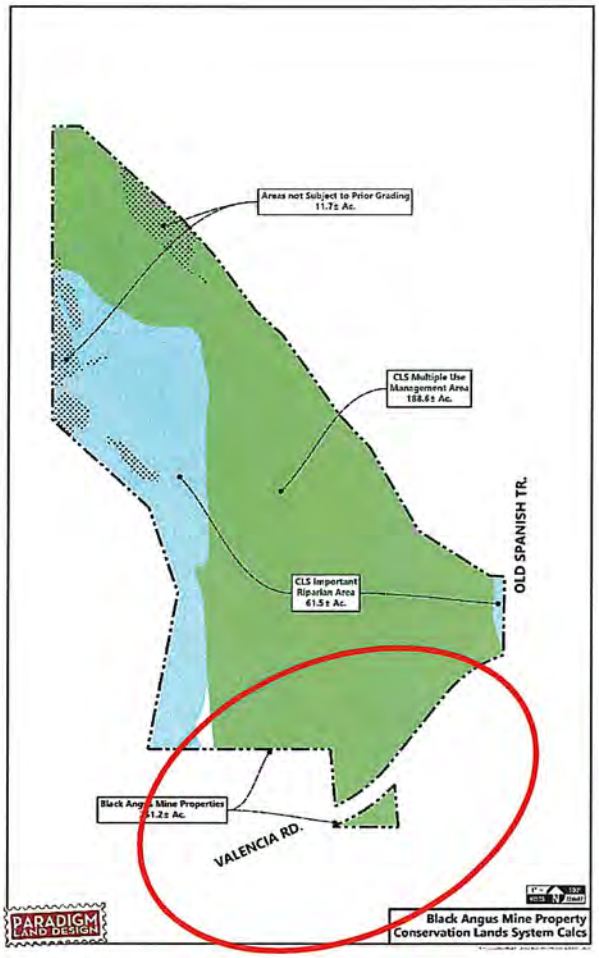
- Chapter 7.2 Goal 1 Policy 1: Encourage the development of retail, commerce, employment, and mixed-use residential projects in Focused Development Investment Areas and in other planning areas where infrastructure is in place or planned.

  ✓ Significant regional roadway (Valencia Road & Pantano Bridge) and trunk sewer infrastructure are already in place adjacent to and within the Property.

There are no Rezoning Policies or Special Area Policies applicable to the subject property.

E. CONSISTENCY WITH SDCP MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM

This proposed amendment and rezoning is within the overall Black Angus Mine property which encompasses approximately 251 acres. The map to the right shows the mapping of CLS Important Riparian Areas and Multiple Use Management Areas. Nearly all of the overall property, including the Property within this amendment request, has been completely disturbed by material extraction activities and would be extremely low-quality open space if "preserved". In consultation with County staff, this Project will achieve CLS compliance by providing fifty-foot-wide restored open space buffers along the Rincon Creek and Pantano Wash floodways. The buffer areas shall use native species found in the RRH classification in order to mimic natural desert conditions and will remain as natural undisturbed open space except as allowed in Section II.A.2.iii. of this Specific Plan. This amendment area is outside of the Buffer Overlay Zone ("BOZO").



F. PLAN OVERSIGHTS / INCONSISTENCIES (IF ANY), AND/OR LAND USE "INEQUITIES"

This case is unique in that this Property has not only been subject to previous disturbance but is actually somewhat of a blight in its current state. Thus, the typical review criteria, which are geared toward development of vacant and virgin properties, should instead be considered in light of the site's existing condition as a sprawling aggregate extraction operation with no environmental, aesthetic, or scenic value.

I. INVENTORY & ANALYSIS

The purpose of the Inventory & Analysis section of this document is to catalog the various developmental opportunities and constraints impacting the property in order to provide a meaningful and relevant context for the development proposal detailed in Section II of this document. Through careful consideration of these existing conditions a design can be deemed compatible with its surroundings and appropriate for the area.

A. EXISTING LAND USES

1. Site Location & Regional Context

   The Property subject to this rezoning request consists of five small parcels and a portion of a sixth, larger parcel, totaling 62± acres located in Pima County, Arizona, Section 7, Township 15 south, Range 16 east, and Section 17, Township 15 south, Range 16 east. The site is located at the northwest corner of the intersection of Valencia Road and Old Spanish Trail. The Pima County Tax Assessor designates the subject property as parcel numbers 205-71–002G, 205-71-002H, 205-71-002J, 205-81-007P, 205-81-007Q, and a portion of 205-67-006C. See Exhibit I-A-1: Site Location Map.

2. Site History

   The overall Black Angus Mine property was actively farmed for many decades, with aerial photos from 1936 showing significant disturbances across the site. For the last 20+ years the property has been an active aggregate mining operation.

3. Existing Land Uses Onsite

   The Property is currently being operated as an open pit mine. As such, the Property has been extensively disturbed as a result of the current mining activities. See Exhibit I-A-2: Existing Land Uses.

4. Existing Easements Onsite

   An existing 50'-wide sewer easement (Docket 11264 Page 1212) crosses the Property, running east-west and containing an 18-inch PVC sewer line. See Exhibit I-A-3: Existing Easements.

5. Comprehensive Plan Onsite & Surrounding

   i. Comprehensive Plan Designation(s)

   The Pima Prospers Comprehensive Plan designates the Property as Low Intensity Urban 0.3 & 0.5 (LIU-0.3 & LIU-0.5). Most parcels to the south and east are designated as LIU-0.3, LIU-0.5, or LIU-1.2. Land to the north is designated as Resource Conservation (RC). Land to the west is within the City of Tucson's Houghton Area Master Plan (HAMP) and is designated for various open space and flood control uses. See Exhibit I-A-4: Existing Comprehensive Plan Land Use Designations.

   ii. Rezoning or Special Area Policies

   No rezoning or special area policies apply to the subject Property. Rezoning Policy – 76: Old Spanish Trail, is adjacent to a portion of the southern boundary of the Property. This policy encourages cluster development to the full extent of the Multiple Use Management Area by providing 67% open space.

6. Surrounding Land Uses

i. Surrounding Zoning & Land Uses

The Property is surrounded by properties featuring the following zoning designations and land uses. See Exhibit I-A-2: Existing Land Uses and Exhibit I-A-5: Existing Zoning.

N:	Zoning:	SR Suburban Ranch Zone
	Land Use:	Rincon Creek Wash
NE:	Zoning:	SR Suburban Ranch Zone and CR-1 Single Residence Zone
	Land Use:	Old Spanish Trail, Undeveloped Land, and the Thunderhead Ranch Single-Family Residential Subdivision
E:	Zoning:	SR Suburban Ranch Zone and SP Specific Plan - Rocking K
	Land Use:	The Intersection of Old Spanish Trail and Valencia Road, and Undeveloped Land
SE:	Zoning:	SR-2 Suburban Ranch Estate Zone and SR Suburban Ranch Zone
	Land Use:	Single-Family Residential and Undeveloped Land
S:	Zoning:	SR-2 Suburban Ranch Estate Zone and SR Suburban Ranch
	Land Use:	Active Open Pit Mine, Valencia Road, the Pantano Wash, and Undeveloped Land
SW:	Zoning:	SR Suburban Ranch and I-2 Heavy Industrial Zone
	Land Use:	Active Open Pit Mine, Valencia Road, City / County Line, and Undeveloped Land
W:	Zoning:	SR Suburban Ranch Zone
	Land Use:	The Pantano Wash, the City / County Line, an Active Mine Site, and Undeveloped Land
NW:	Zoning:	SR Suburban Ranch Zone
	Land Use:	An Active Mine Site, Undeveloped Land, and Single-Family Residential

ii. Surrounding Types of Businesses

The only businesses nearby are other aggregate mining operations. The Property is currently operating as Black Angus Mine LLC. Directly to the west of the property is LA Downey & Sons Gravel Supply Company. To the south is a mine owned by Vulcan Materials. The closest retail properties include the Heirloom Farmers Market and the Rocking K Market, approximately three-quarters of a mile to the southeast.

7. Nearby Pending Rezonings, Plats, & Development Plans

i. Nearby Pending Rezonings

There are no pending rezonings within one-quarter mile of the Property.

ii. Nearby Conditionally Approved Rezonings

There are no conditionally approved rezonings within one-quarter mile of the Property.

iii. Nearby Pending Plats

There are no pending plats within one-quarter mile of the Property.

iv. Nearby Pending Development Plans

There are no pending development plans within one-quarter mile of the Property. Rocking K South is approximately one mile to the southeast of the Property and is currently under construction.

Rocking K South Entry Monument

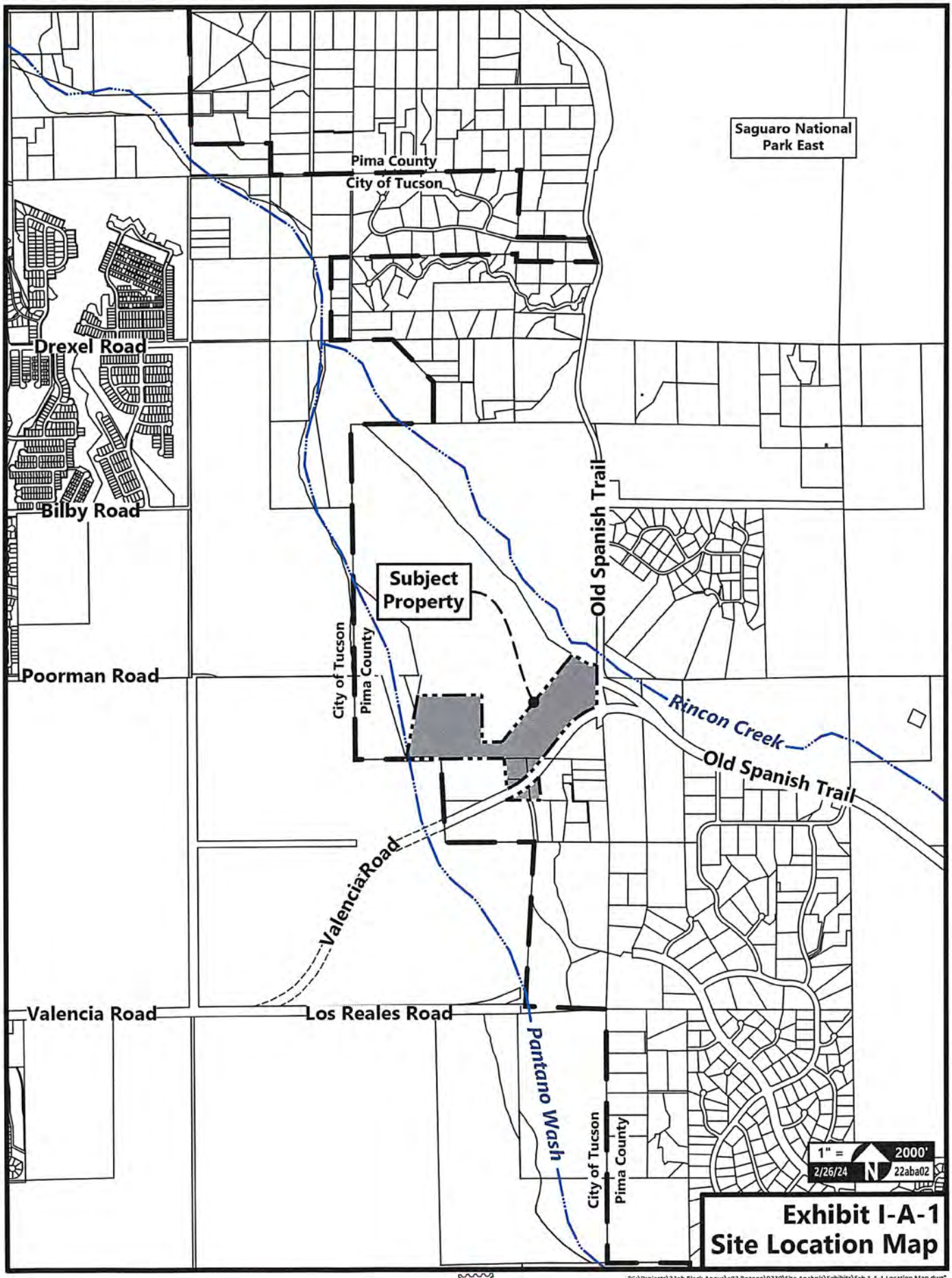


Exhibit I-A-1
Site Location Map

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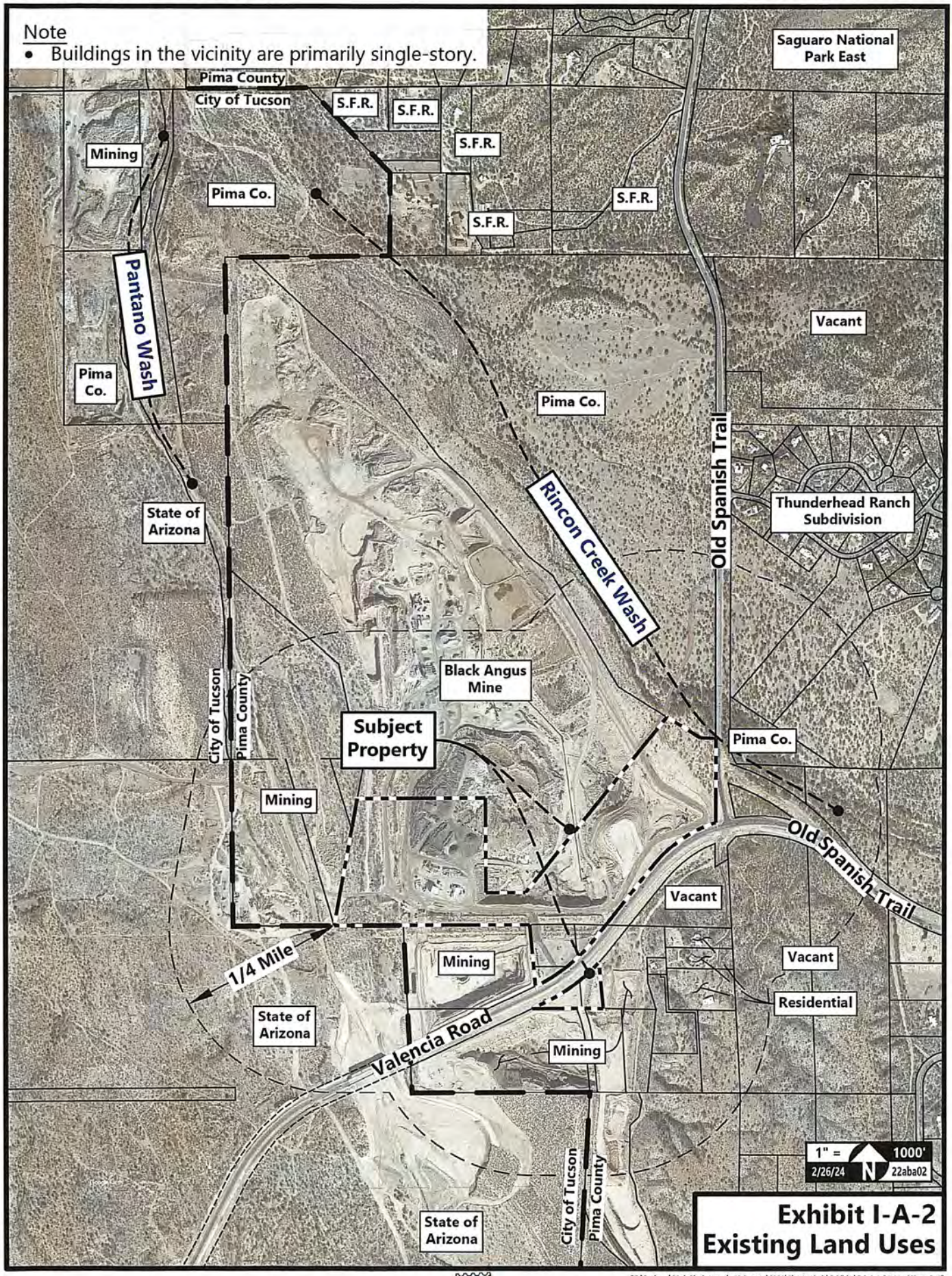

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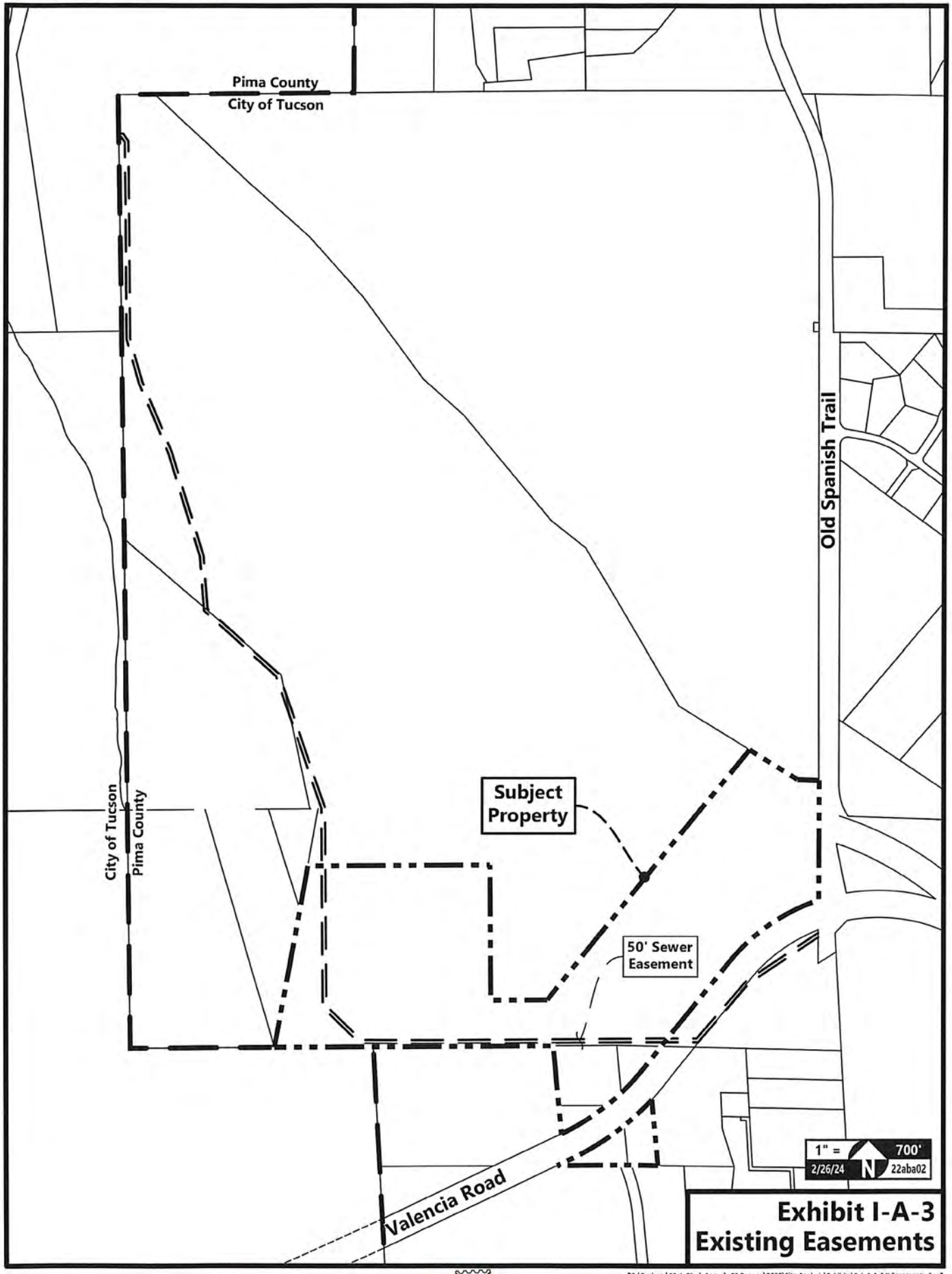

Exhibit I-A-3
Existing Easements

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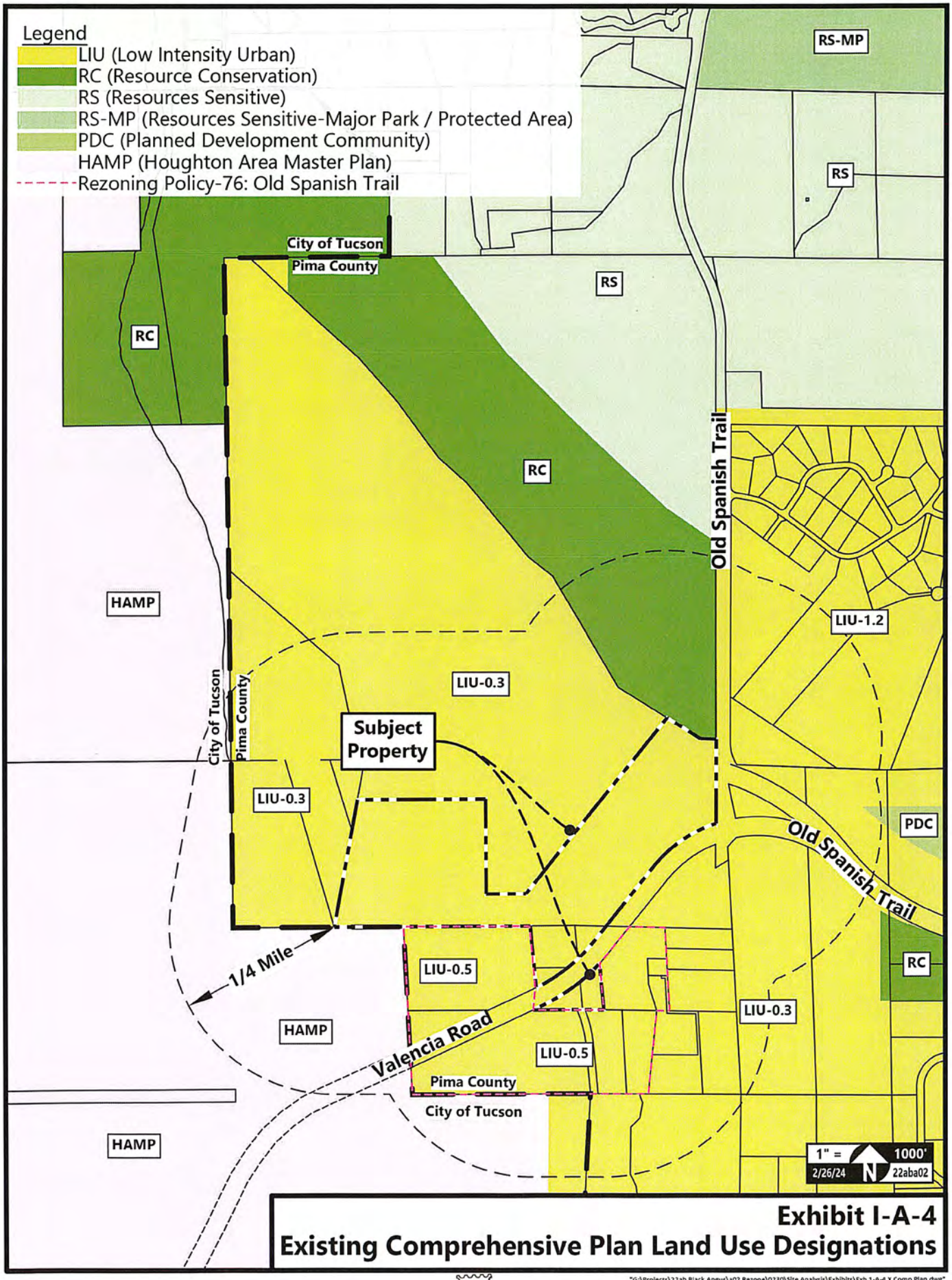

Exhibit I-A-4
Existing Comprehensive Plan Land Use Designations

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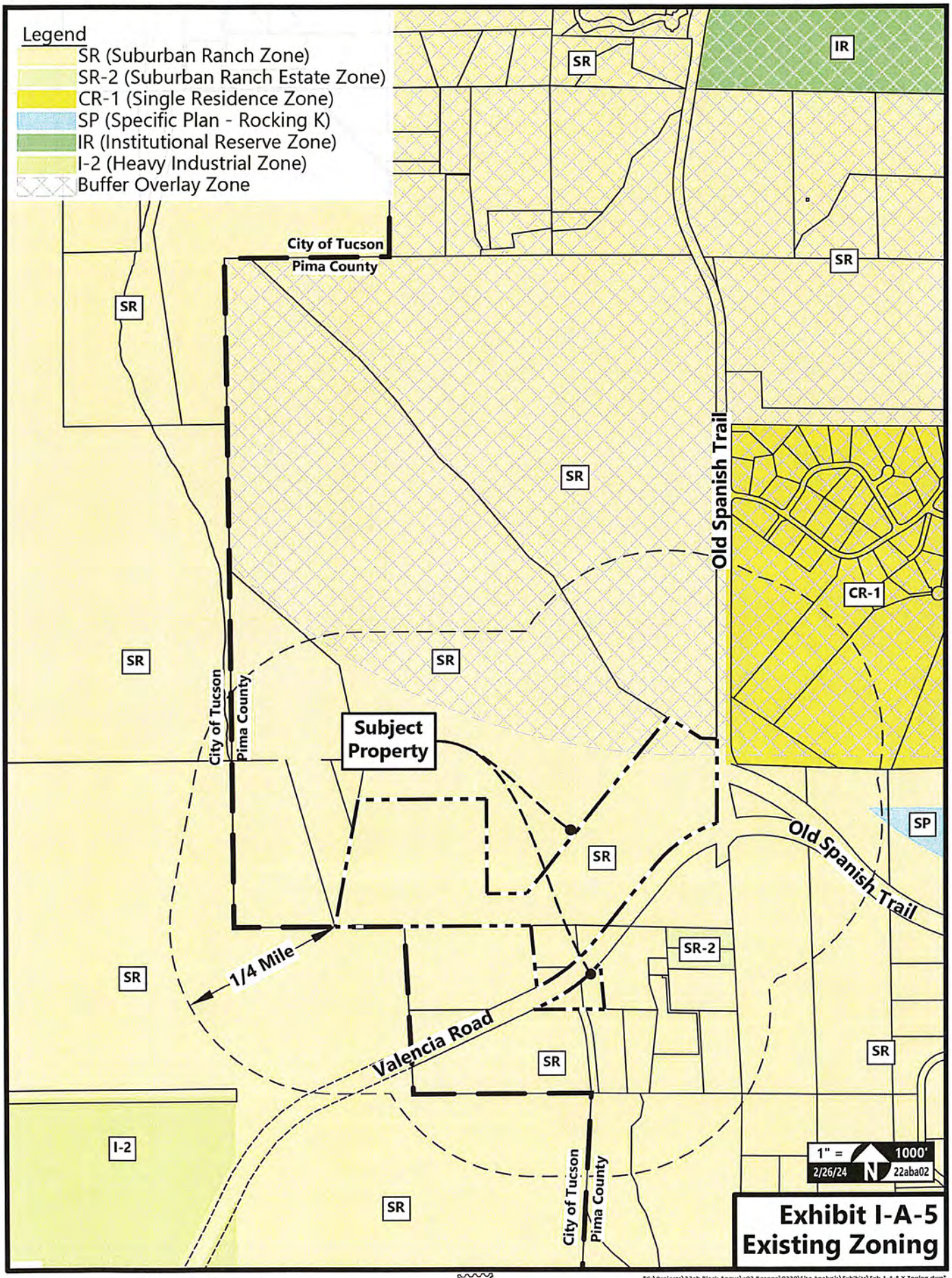

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B. TOPOGRAPHY AND GRADING

1. Topographic Characteristics

Because the Property is currently operating as an active open pit mine site, most of the Property has been heavily disturbed and is not in its natural condition. Generally, the topography of the Property slopes downward from the south to the north, with the highpoint along Valencia Road being at approximately 2,885 feet above sea level and the low point being along the northern boundary, which is in the pit at an elevation of approximately 2,830 feet above sea level. The Property does not contain any hillside conservation areas, rock outcrops, or other significant topographic features. See Exhibit I-B-1: Topography.

i. Restricted Peaks and Ridges

The Property does not contain any restricted peaks or ridges.

ii. Rock Outcrops & Talus Slopes

The Property does not contain any rock outcrops or talus slopes.

iii. Slopes of 15% to 25% & Slopes greater than 25%

The Property does not contain any natural slopes of 15%, 25%, or greater than 25%.

iv. Other Significant Topographic Features

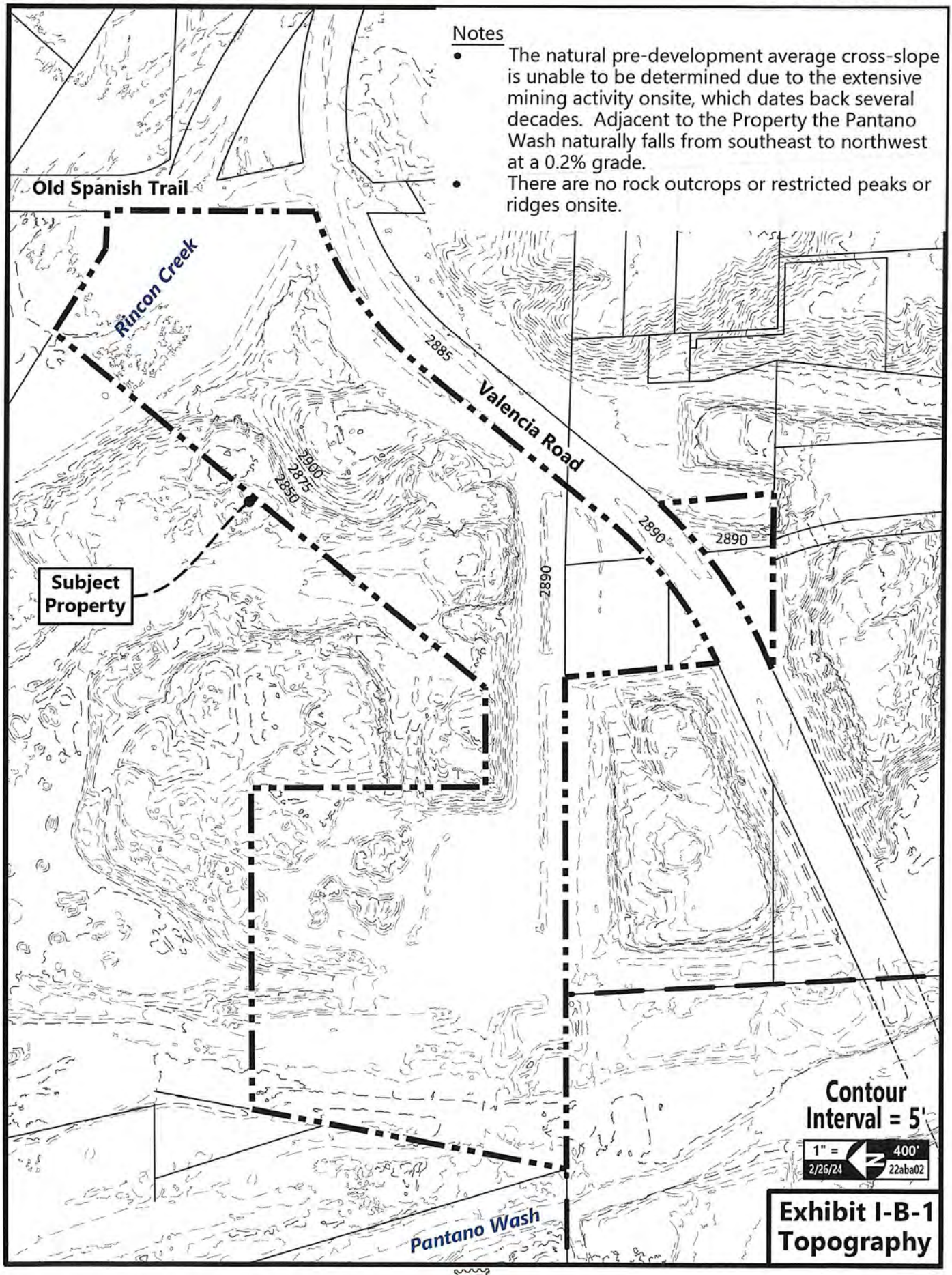
No areas of the site are subject to the Hillside Development Zone.

v. Existing Grading and Ground Disturbance on the Site

The Property has been heavily disturbed. Operating as an open pit gravel mine for decades has resulted in steep manmade slopes covering substantial portions of the Property.

2. Pre-Development Average Cross Slope

The natural pre-development average cross-slope is unable to be determined due to the extensive mining activity onsite, which dates back several decades. For reference, adjacent to the Property the Pantano Wash naturally falls from southeast to northwest at a 0.2% grade.


Notes
• The natural pre-development average cross-slope is unable to be determined due to the extensive mining activity onsite, which dates back several decades. Adjacent to the Property the Pantano Wash naturally falls from southeast to northwest at a 0.2% grade.
• There are no rock outcrops or restricted peaks or ridges onsite.
Old Spanish Trail
Rincon Creek
Valencia Road
2885
2900
2875
2850
2890
2890
2890
Subject Property
Pantano Wash
Contour Interval = 5'
1" = 400'
2/26/24
22aba02
Exhibit I-B-1
Topography

C. HYDROLOGY

This section of the site analysis describes pre-development onsite and offsite hydrologic and hydraulic characteristics and is based on information provided by CMG Drainage Engineering Inc.

1. Offsite Hydrology

There are five general sources of offsite storm water; the first being Rincon Creek which is a major watercourse that flows along the east property boundary. The site is located within an ineffective flow area created by a series of berms along the west bank of the Rincon Creek. The watershed area for Rincon Creek upstream of the project site is 81.1 square miles located near the confluence with the Pantano Wash, approximately a mile downstream of the project site. Peak flow within the Rincon Creek adjacent to the site is 21,000 cubic feet per second (cfs).

Pantano Wash is located on the western flank of the parcel. The Pantano Wash is a regional watercourse that will potentially drive design elevations on the west side of the site. The regulatory discharge for Pantano Wash is 29,000 cfs. Estimates of both the Pantano Wash and Rincon Creek drainage area at the entrance and exit to the property are shown on Exhibit I-C-1 Floodplain and Floodway Map.

There are three local offsite watersheds affecting the site. The largest of the three (labeled OS-2) enters the property along the southeast edge of the development area at the northwest corner of Valencia Road and Old Spanish Trail. The drainage area for this wash is 49.7 acres. Peak flows for this watershed are 236.7 cfs and convey through an existing channel that runs northeasterly along the south side of Valencia Road, then under Valencia Road via a 2-cell 12'4" x 4'3" box culvert to an improved channel running north along the west side of Old Spanish Trail. This channel outlets to Rincon Creek. The second offsite watershed is made up of the north side of Valencia Road, flows convey east down the road, then north onto the site. The third and smallest offsite watershed is a small portion of Old Spanish Trail that drains westerly towards the site. The watershed boundaries described above are shown on Exhibit I-C-2 Existing Watershed Map.

2. Onsite Hydrology

i. Flood Control Resource Areas

There are no onsite points of concentration for storm water other than those associated with the offsite watersheds. Onsite runoff from the northern parcels generally conveys northwest and collects within the mine pits. Onsite runoff from the southern parcel generally conveys south to an existing mine pit, except for the eastern quarter of the site where flows contribute to Offsite Watershed OS2.

ii. Concentration Points & 100-Year Peak Discharges for all Onsite Watersheds

Concentration points and 100-year peak discharge rates for entrance and exit locations are provided on Exhibits I-C-1 and I-C-2.

iii. FEMA-Designated Floodplains

The Property is sandwiched between Rincon Creek, which runs along its northeastern boundary, and the Pantano Wash, which runs along its western boundary. The FEMA Flood Insurance Rate Map Panel 04019C2340L shows the central part of the property to be in Zone X, which indicates "areas determined to be outside the 0.2% annual chance floodplain". Portions of the site along the eastern and western boundaries are located within Zone AE. See Exhibit I-C-2. FEMA designated floodplains and floodways are shown on Exhibit I-C-1.

Both Rincon Creek and Pantano Wash are federally mapped washes and are shown as FEMA-Designated Special Flood Hazard Areas (SFHA).

iv. Locally Identified Special Study Floodplains & Administrative Floodways or Flow Corridors

None.

v. Floodplain Delineation of any Previously Unmapped Regulatory Floodplain

There is one unmapped regulatory flow conveying north through the 2-cell 12'4" x 4'3" box culvert under Valencia Road at the southeast corner of the property. Flows in the downstream channel are contained within the channel banks and the floodplain and associated EHS can be found on Exhibit I-C-1 along with the FEMA mapped floodplain for Rincon Creek.

vi. Regulatory Sheet Flood Areas and Depths as Mapped by Pima County

There are no regulatory sheet flow areas within the project boundaries.

vii. Lakes, Ponds, Wetlands, Springs, or Other Source(s) of Perennial Surface Water

There are no lakes, ponds, wetlands, springs, or other sources of perennial surface water on the Property.

viii. Erosion Hazard Setbacks for all Onsite Watercourse

Erosion hazard setbacks for the regulatory washes are shown on Exhibit I-C-1 along with the floodplain and floodway boundaries. The EHSB lines are measured from the primary channel banks. The setbacks were calculated and discussed further in Section 3.

ix. Pima County Regulated Riparian Habitat Limits & Classifications

Important Riparian Area with an underlying classification of Hydromesoriparian Habitat is mapped along the western boundary of the Property. Important Riparian Area with an underlying classification of Xeroriparian Class C Habitat is mapped along the eastern boundary of the Property.

x. Flow Arrows for Non-Regulatory Flows

Flow arrows for non-regulatory storm water runoff areas of the development are shown on Exhibit I-C-2.

xi. Existing Drainage Easement(s) or Other Relevant Easements

There is an existing drainage easement at the northwest corner of Old Spanish Trail and Valencia Road per the Valencia Road Extension Houghton Road to Old Spanish Trail Roadway Plans, record document dated May 13, 2021. The existing easement covers the regulatory channel outlet of the 2-cell 12'4" x 4'3" box culvert under Valencia Road. It is located east of the existing Rincon Creek berm that runs along the west bank of Rincon Creek, adjacent to the site.

xii. Existing Drainage Infrastructure On or Adjacent to the Site

There is a newly constructed drainage channel that runs along the southern side of Valencia Road. This drainage alignment turns north under Valencia Road via a 2-cell 12'4" x 4'3" box culvert at the southeast corner of the site. That channel and the associated regulatory downstream channel shown to the right are located within a drainage easement on adjacent property.

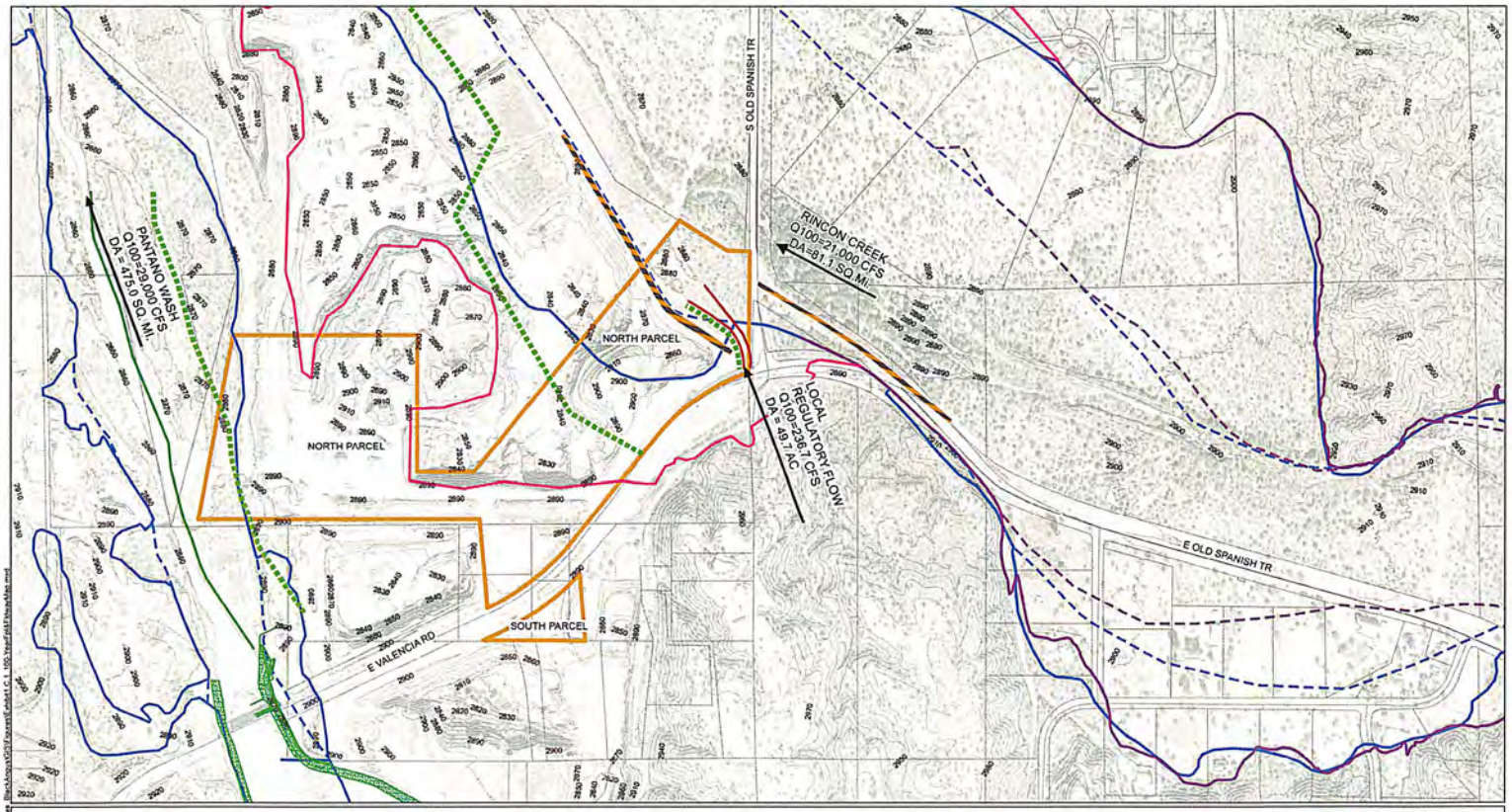
3. Hydrology

There are no features of the watershed that affect or could be affected by the conditions of the site including downstream drainage conditions. The project site is located within a balanced basin.

The acreage and 100-year peak discharge rates for upstream offsite watersheds at concentration points where flows enter and exit the site are given on Exhibit I-C-2. The FEMA adopted 100-year discharge rates for Rincon Creek and Pantano Wash are 21,000 and 29,000 cubic feet per second (cfs) respectively.

The methodology used to determine erosion hazard setbacks is based on the Floodplain Management Ordinance Title 16 of the Pima County Code Chapter 16.28 Based on this reference, a standard setback is provided in Section16.28.020 for both Pantano Wash (500-feet) and Rincon Creek (250-feet) "unless an alternative setback is determined by an engineering analysis, prepared by an Arizona registered civil engineer, based on ADWR standards or other applicable engineering methods..." The City of Tucson's Standard Manual for Drainage Design (SMDD) and Floodplain Management in Tucson, AZ is one of the "applicable engineering methods" that has been approved for use by the Chief Engineer. The calculated setback distance from the banks of Rincon Creek is 290-feet in straight portions of the Creek, and 725-ft at the outside of bends such as the bend that occurs just east of the project site. The calculated setback for the Pantano Wash is 340-feet for a regional watercourse reach without any curvature. The required setback distance for the local regulatory wash is 20 feet.

The methodology used to determine the 100-year peak discharge rates for the local regulatory channel and local storm water runoff areas was the Pima County Regional Flood Control District's (PCRFCD) PC-Hydro Method. The 100-year peak discharge rates for Rincon Creek and Pantano Wash (federally mapped floodplains and floodways) were derived from the FEMA Flood Insurance Study for Pima County.



LEGEND

- PROJECT BOUNDARY
- EROSION HAZARD SETBACK
- EXISTING BERM
- 5 FT CONTOUR INTERVAL
- 10 FT CONTOUR INTERVAL
- BANKLINE
- EXISTING FLOODPLAIN (PER CMG HYDRAULIC ANALYSIS)
- FLOODPLAIN (CLOMR CASE NO. 22-09-1166R)
- FLOODWAY (CLOMR CASE NO. 22-09-1166R)
- LOCAL FLOODPLAIN
- EFFECTIVE FEMA FLOODPLAIN
- EFFECTIVE FEMA FLOODWAY

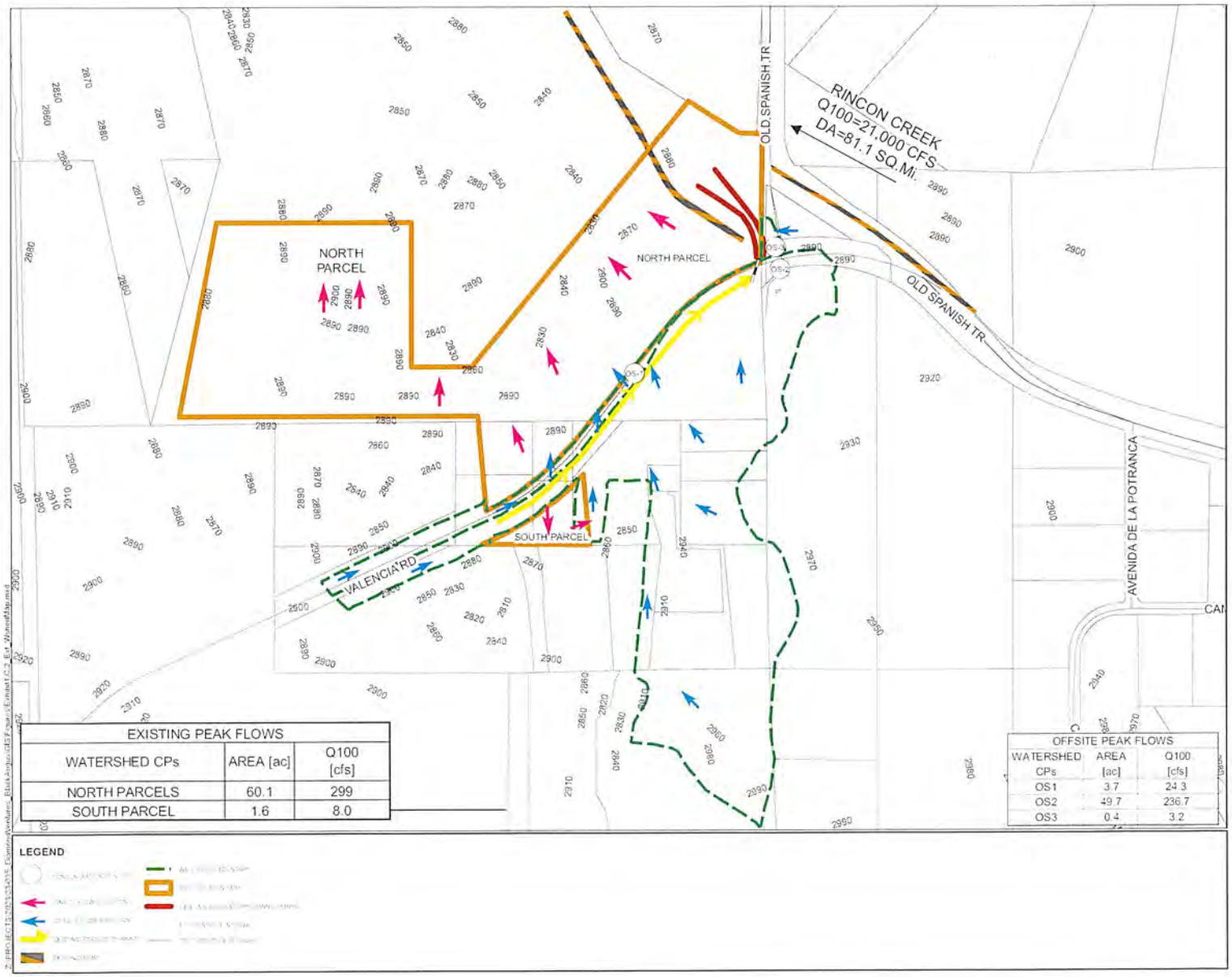
N W E S

0 250 500 Feet

CMG DRAINAGE ENGINEERING, INC.
3555 N MOUNTAIN AVE., TUCSON, ARIZONA 85719
PHONE: (520) 882-4241 FAX: (520) 868-1421

EXHIBIT: 1-C.1
FLOODPLAIN & FLOODWAY MAP
DIAMOND VENTURES BLACK ANGUS

PROJECT 23-035 DATE 03/07/2024



EXISTING PEAK FLOWS		
WATERSHED CPs	AREA [ac]	Q100 [cfs]
NORTH PARCELS	60.1	299
SOUTH PARCEL	1.6	8.0

OFFSITE PEAK FLOWS		
WATERSHED CPs	AREA [ac]	Q100 [cfs]
OS1	3.7	24.3
OS2	49.7	236.7
OS3	0.4	3.2

LEGEND

D. BIOLOGICAL

1. Conservation Lands System (CLS)

   The entire Property is classified as either Multiple Use Management Area (MUMA) or Important Riparian Area (IRA). Given the extensive disturbance prior to the adoption of the Conservation Lands System, County staff have recommended this Project achieve CLS compliance through restoration of open space buffers along the Rincon Creek and Pantano Wash as described in Section II of this document. See Exhibit I-D-1: Conservation Lands System.

Typical Vegetation Onsite (None)

2. Priority Conservation Areas (PCA)

Species	Within PCA?
Pima Pineapple Cactus	No
Needle-Spined Pineapple Cactus	No
Cactus Ferruginous Pygmy Owl	Yes
Western Burrowing Owl	No

3. Saguaros & Ironwoods

   There are no Ironwood Trees or Saguaros on the Property. In fact, the site is devoid of any significant vegetation of any kind.

4. Habitat Protection / Community Open Space

   The Property is not identified by Pima County for acquisition as public open space.

Note

- Most of the Property has been completely disturbed by mining activities prior to the adoption of the Conservation Lands System.
- The Subject Property does not include Pima Pineapple Cactus, Needle-Spined Pineapple Cactus, or Burrowing Owl Priority Conservation Areas.
- The Subject Property does include Cactus Ferruginous Pygmy Owl Priority Conservation Areas.

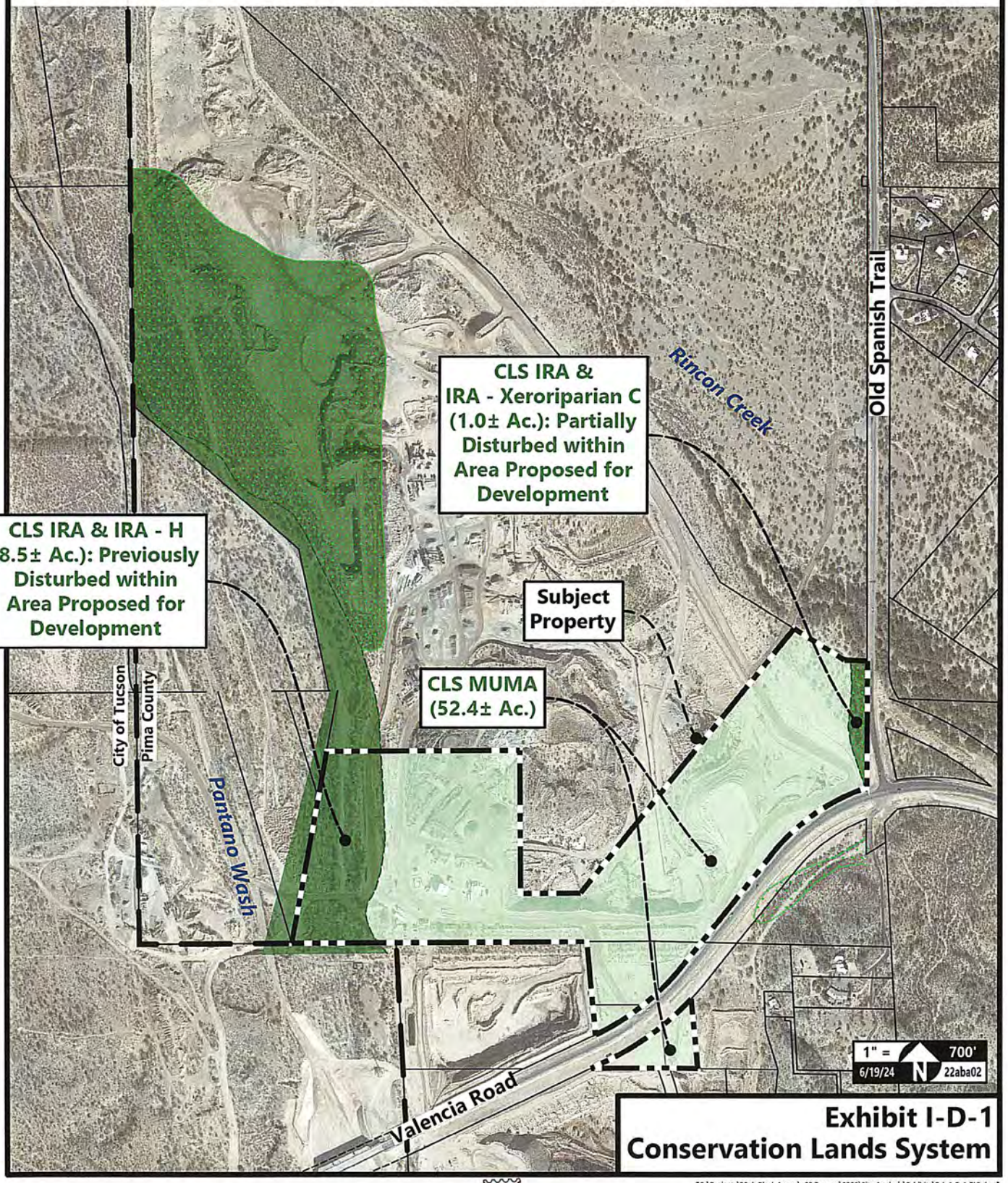


Exhibit I-D-1
Conservation Lands System

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E. TRANSPORTATION

1. Existing / Planned Offsite Streets

The Property is directly adjacent to the northwest corner of Valencia Road and Old Spanish Trail, which is a signalized intersection. Based on the projected trip generation of this Project all nearby roadways can accommodate traffic generated by this Project if several roadway improvements are made over the course of development. The table below shows the existing right-of-way widths, number of lanes, capacity and posted speed limits, average daily volumes (ADTs), as well as bike lanes and pedestrian ways for roadways within one mile of the Property.

Short descriptions of the physical characteristics of the major streets adjacent to or near the Property are provided after the table.

Roadway Name	Existing R.O.W.	Ultimate R.O.W.	Travel Lanes	Existing Capacity	Speed Limit	ADT (PAG 2023)	Bike Route	Sidewalk	Sun Tran Bus Route
Old Spanish Trail (Public)	90'-150'	150' Jogged	2	15,600	45	6,080	Paved Shoulder	No	No
Valencia Road (Public)	150'	150' Continuous	2	19,500	45	6,235	Paved Shoulder	No	No
Poorman Road (Public)	75'	150' Jogged	2	19,500	25	1,871	Paved Shoulder	Yes	No
Bilby Road (Public)	90'	90' Jogged	2	15,600	25	3,670	Paved Shoulder	Yes	No

Old Spanish Trail is located along the eastern boundary of the Property. It is designated by the County Major Streets & Scenic Routes Plan as a Scenic, Major Route. It is a two-lane rural minor collector according to the Federal Highway Code with paved bike lanes and a posted speed limit of 45 mph. It provides direct access to residential and commercial uses along its route.

Valencia Road is located along the southern boundary of the Property. It is designated as a Scenic, Major Route on the County's Major Streets & Scenic Routes Plan, and a Scenic, Arterial Street on the City of Tucson's Major Streets & Routes Plan. It is a two-lane urban collector according to the Federal Highway Code with paved bike lanes and a posted speed limit of 45 mph. The eastern terminus of Valencia Road is at its intersection with Old Spanish Trail, which is located at the southeast corner of the Property. This signalized intersection is the only intersection in the vicinity of the Property.

Poorman Road is located approximately three-quarters of a mile to the west of the Property. It is designated as a Scenic, Arterial Street on the City of Tucson's Major Streets & Routes Plan. It is a two-lane urban minor collector according to the Federal Highway Code with sidewalks, paved bike lanes, and a posted speed limit of 25 mph. It provided direct access to the residential neighborhoods along Poorman Road.

Bilby Road is located approximately one-half mile to the west of the Property. It is designated as a Scenic, Arterial Street on the City of Tucson's Major Streets & Routes Plan. It is a two-lane urban collector according to the Federal Highway Code with sidewalks, paved bike lanes, and a posted speed limit of 25 mph. It provides direct access to the residential neighborhoods along Bilby Road.

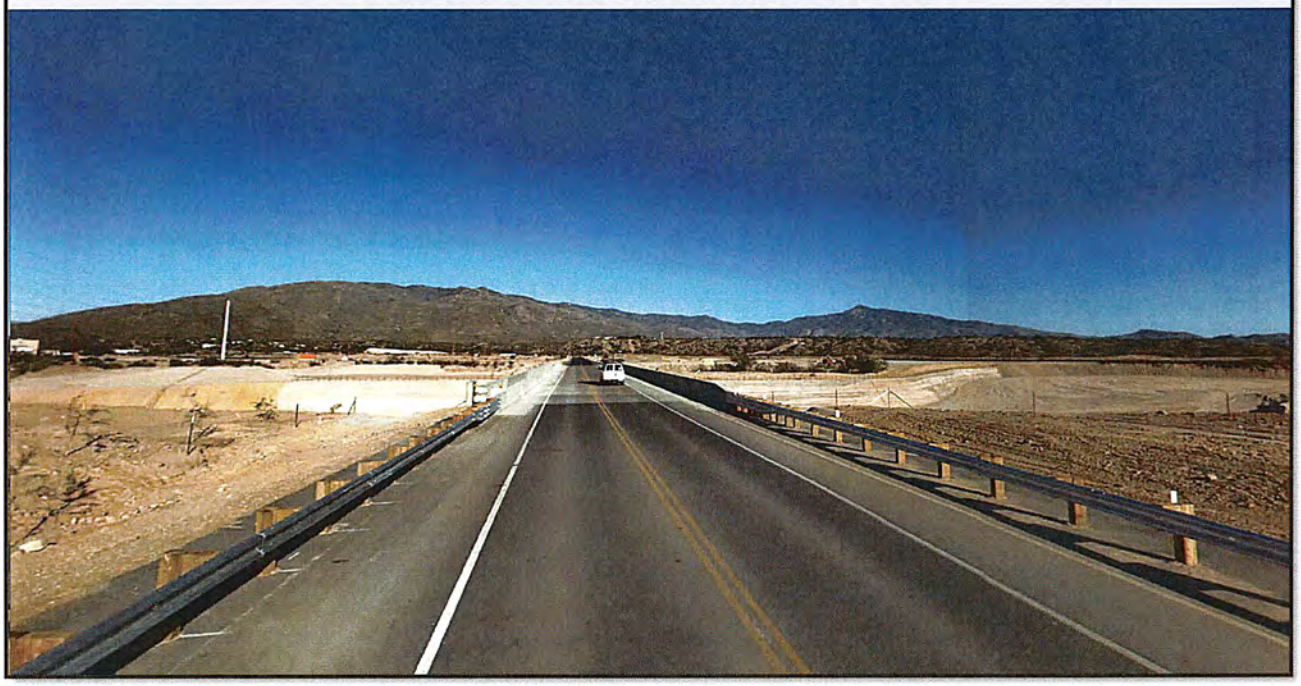
2. Distances to Existing Drives / Intersections

   The closest intersection to the Property is the recently signalized intersection of Old Spanish Trail and Valencia Road near the southeast corner of the Property. Rocking K funded and installed the signal.

3. Public Transit

   There are no public transportation routes in the vicinity of the Property. See Exhibit I-E-1: Transportation

The Valencia Road Bridge over the Pantano Wash



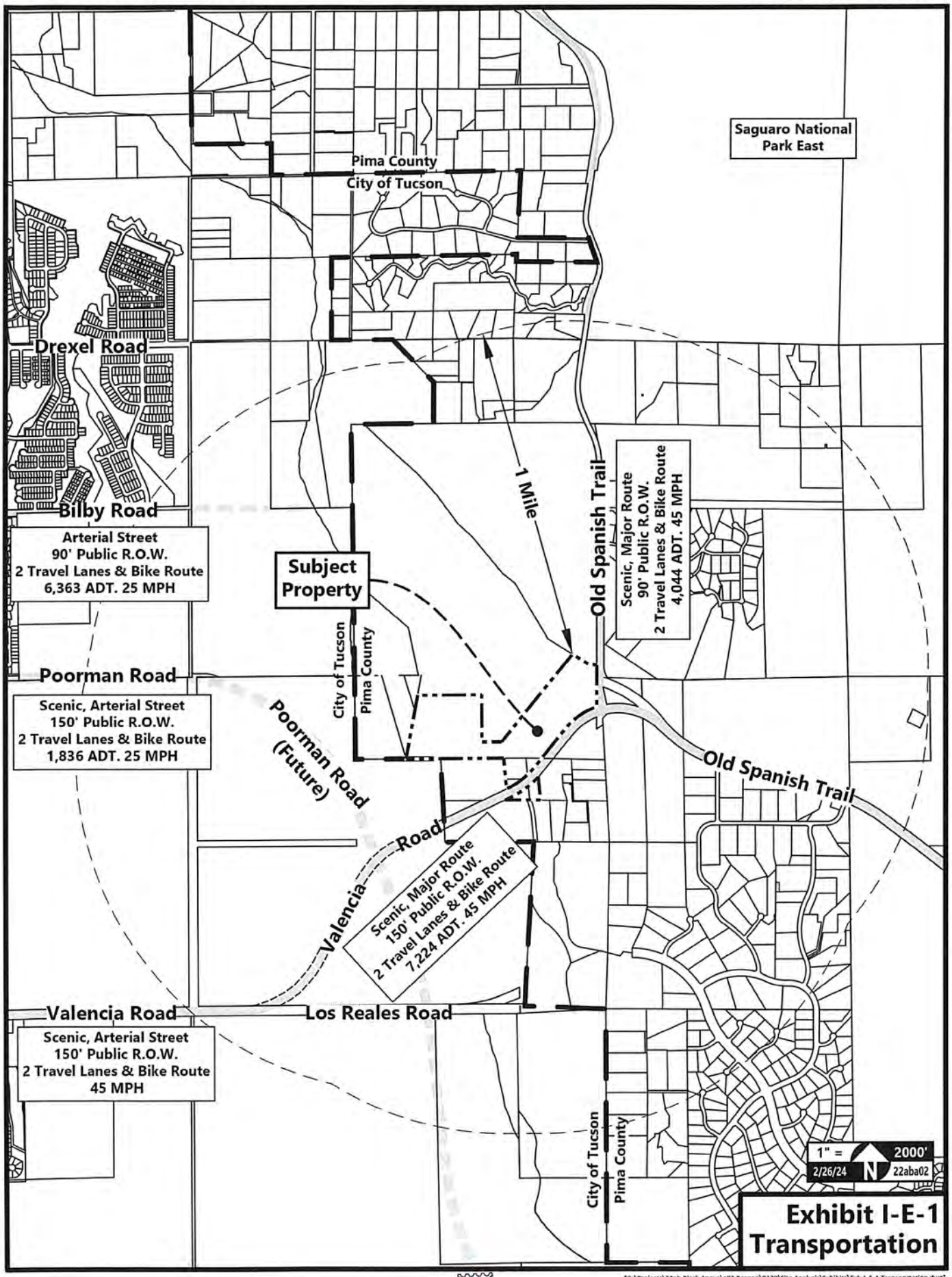


Exhibit I-E-1
Transportation

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F. SEWERS

1. Existing Public Sewer

   An 18-inch sewer line (G-95-033A) within a 50-foot public sewer easement flows east-to-west through the Property before it turns north and runs along the western boundary of the overall Black Angus Mine property. See Exhibit I-F-1: Existing Sewer.

2. Site Constraints for Sewer

   None.